Clare
Evans & Co

Estate & Letting Agents, Auctioneers

24 Sunnyfield, Rhayader, Powys, LD6 5BP

Well presented THREE BEDROOM semi-detached property with dedicated parking space. There is a pleasant low maintenance, level lawn to the front, having patio area and a further garden area with garden sheds at the rear.

Located in a super position on the fringes of Rhayader, near to the River Wye walk, viewing is recommended.

*Kitchen/Breakfast Room * Dining Room * Lounge * Landing *
* Three Bedrooms * Bathroom * uPVC Double Glazing * Gas Central Heating *
* EPC Rating D *

£185,000 Price Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk

ACCOMMODATION comprises:

UPVC glazed door with side panel opens in to the:

Entrance Lobby

Laminate floor.

Lounge

4.00m x 3.60m (13'1" x 11'9")

Mains gas log-effect fire with painted wood surround.

Fitted carpet, radiator, window to front with lovely views towards the Gwastedyn hill.

Dining Room

3.30m x 1.94m (10'9" x 6'4")

Laminate floor. Cupboard with hot water cylinder. Understairs storage cupboard.

Attractive bricked archway to:

Kitchen/Breakfast Room

3.90m x 3.30m (12'9" x 10'9")

Fitted base and wall units with worktops and tiled splashbacks over.

Inlaid single drainer sink with mixer tap. Space and plumbing for washing machine and tumble drier.

Integrated dishwasher. Space for fridge freezer.

Built-under electric oven with four burner gas hob and extractor fan over. Radiator. Ceramic tiled floor.

Window overlooking the rear garden.

Half glazed external door and window to side.

FIRST FLOOR

From the Entrance Lobby a staircase with fitted carpet rises to the First Floor.

Landing

Fitted carpet. Window to side. Access-hatch to roof space.

Inner Hallway

Fitted carpet, radiator, doors to:

Bedroom 1

3.40m x 3.60m (11'1" x 11'9")

Fitted carpet, radiator, Window to rear.

Bedroom 2

2.60m x 2.20m (8'6" x 7'2")

Fitted carpet. Radiator. Ceiling light well.

Bedroom 3

2.20m x 3.20m (7'2" x 10'5")

Floorboard-effect laminate floor, radiator. window to front.

Bathroom

1.30m x 3.20m (4'3" x 10'5")

Panelled bath with twin handgrips having electric shower over.

Pedestal wash hand basin. WC suite. Extractor fan.

Chrome towel radiator. Vinyl floor.

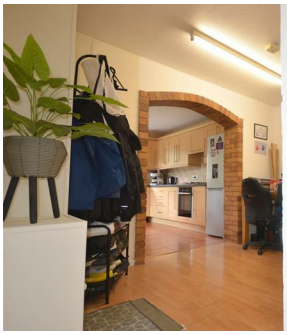
Fully tiled walls. Window to front.

Outside

The southfacing property has an enclosed garden at the front with a level, low maintenance lawn. A path leads to the two entrance doors, on the side of the property, and to the rear.

The slightly elevated rear garden is also laid to lawn and has a two very useful sheds.

Located in a favourable position on the



rural fringes of Rhayader, the views from the front of the property really are superb. There is a dedicated car parking space in the nearby carpark.

Services

Mains electricity, gas, water and drainage.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Council Tax

We are advised that the property is in Council Tax Band C.

Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

The popular tourist town is the first town on the River Wye and has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

A wider range of facilities including secondary schools is available at Llandrindod Wells (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west.

The west Wales coast and university town of Aberystwyth is 34 miles distant.

The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells.

Excellent road links are afforded by the main north-south road A470, and the east-west A44.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

Flood Risk (from NRW)

Flooding from rivers:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses
VERY LOW RISK Risk less than 0.1% chance each year

Broadband Speed

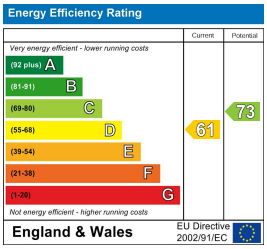
To check the potential broadband speed please consult:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker.

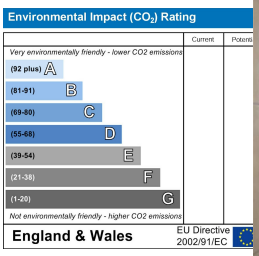
PMA Reference

3006925625

Important Notice

These particulars are offered on the





understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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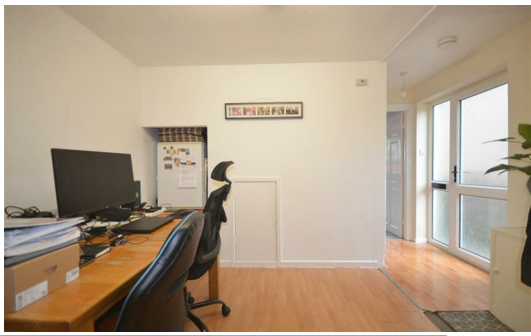

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